

Docket Item # 4
BAR CASE #2010-0282

BAR Meeting
October 20, 2010

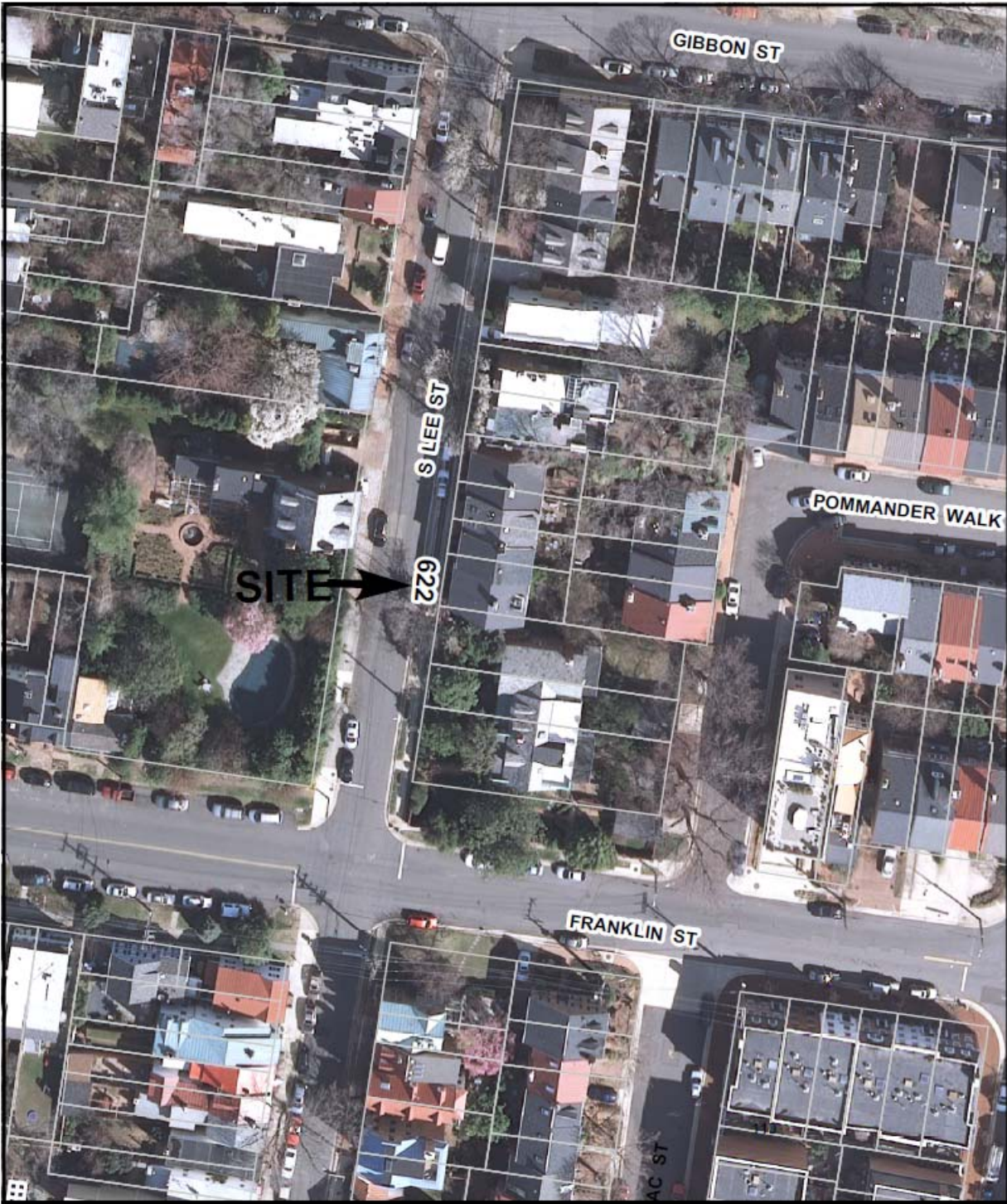
ISSUE: Alterations (Window Replacement)
APPLICANT: John Murphy by Old Town Windows and Doors
LOCATION: 622 South Lee Street
ZONE: RM / Residential

STAFF RECOMMENDATION: Staff recommends approval of the application, as submitted.

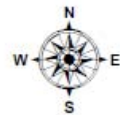
*EXPIRATION OF APPROVALS NOTE: In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

**BUILDING PERMIT NOTE: Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.

***Staff reminds the applicant that, as of June 1, 2010, window replacement does require a building permit within the historic districts



BAR CASE #2010-0282



I. ISSUE

The applicant is requesting approval of a Certificate of Appropriateness for replacement windows at 622 South Lee Street.

The applicant is proposing to replace a total of six windows; four on the side elevation and two on the rear elevation. The existing windows are single-glazed, double-hung, six-over-six and eight-over-eight wood windows with exterior storm windows. The applicant is requesting approval of Marvin Ultimate, painted wood, double-glazed full-frame replacement windows. The proposed windows will be simulated divided light with an interior spacer bar (dark in color), and an identical light pattern to the windows they are replacing. The 7/8" wood muntins will have a faux putty glaze profile.

II. HISTORY

622 South Lee Street is a three bay brick residential rowhouse constructed in 1968. It has a two story height on South Lee Street and three stories on the rear because of a change in the topography.

Previous Approvals:

November 2, 2005 (#2005-0244) The Board approved a new louvered, storm door, a four-panel wood door, to match the neighbors; and five windows and a second story side window on the front facade with Marvin, double-hung, double-glazed, simulated divided light windows, with a 5/8" muntin profile.

May 7, 1997 (#97-94/95) The Board approved a number of alterations to the building including the addition of louvered shutters on the front elevation, a new six panel front door with a new door surround and transom.

III. ANALYSIS

The proposed window replacement complies with Zoning Ordinance requirements.

The *Design Guidelines* recommend that: "...replacement windows should be appropriate to the historic period and architectural style of the building". The *Guidelines* state that single-glazed, true divided light windows with interior storm sash are the preferred replacement window type. The *Guidelines* continue by saying other acceptable window types are "double-glazed true divided light wood windows...." In this particular case, double-glazed windows, which were commercially available when this townhouse was constructed in 1968, are appropriate replacement windows.

Therefore, given the age of the townhouse and the fact that the existing light pattern and putty glazed muntin profile and size of the window will be retained, Staff does not object to the installation of double-glazed wood windows, with simulated divided lights. Staff finds the proposed replacement

windows appropriate and compatible with the surrounding buildings.

Staff notes that the applicant received prior approval to replace the front and second story side elevation windows in 2005 with Marvin, double-glazed, simulated divided light windows, with a 5/8" muntin profile. Staff was not able to confirm the 2005 window's muntin size or profile prior to the writing of this report and recommends that the new windows match the windows on the front elevation. The final specifications for each window and door to be installed will be provided when applying for a building permit.

Staff evaluates each proposed replacement window against the draft *Alexandria Window Performance Specifications*. The windows proposed by the applicant appear to meet these specifications.

STAFF:

Michele Oaks, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

V. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F- finding

Code Enforcement:

No comments received.

Historic Alexandria:

No comments received.

IV. IMAGES



Figure 1. Front Elevation



Figure 2. Existing windows – side elevation



Figure 3. Existing windows - rear elevation



Figure 4. Window Details

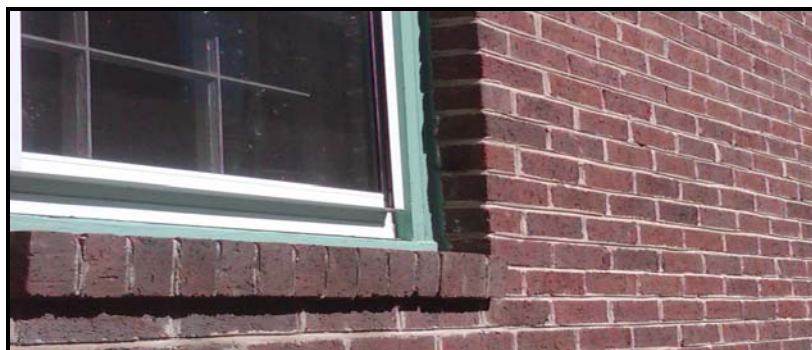


Figure 5. Window Detail - Brickmould

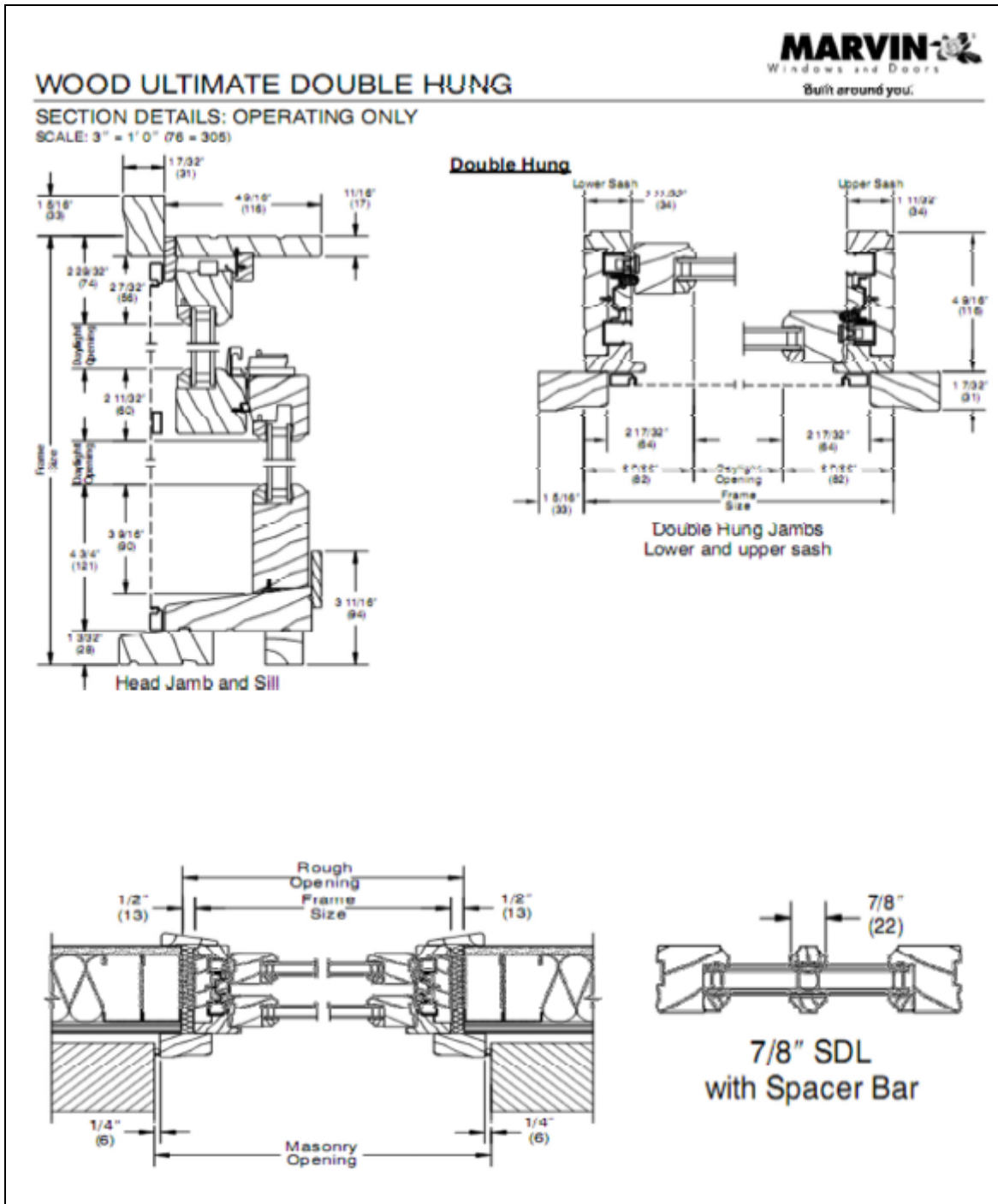


Figure 6. Proposed replacement window specifications

DESCRIPTION OF COMPONENTS

- Frame: Solid Pine Wood Frame (11/16" thick)
- Sashes: Pines Wood Interior and Exterior Sashes with Butt Joint, Mortise and Tenon Sash Corners
- Jamb Liner: Wood Jamb Liner or liner to be minimal from the exterior
- Grilles:
 - Fixed wood grilles (muntin) on the interior and exterior
 - Muntins to maintain a faux putty glaze profile on the exterior
 - Stiles, Rails and Muntins to match existing dimensions
 - Simulated Divided Lite (SDL)

- Spacer Bars: Dark in Color
- Installation: Full Frame
- Exterior Trim: Profile to replicate existing
- Screens: Removable Half or Full Screens
- Glazing: clear, LoE3-366 with Argon
- Weather-strip: Continuous foam filled bulb weather strip at the head-jamb, jambs, check rail and bottom rail
- Balancer System: Block and Tackle Balancer System

Figure 7. Proposed replacement window specifications